

REVIEWED & APPROVED  
MATT JANSSEN  
11/11/15

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING  
OF  
Friday, December 11, 2015**

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by **Matt Janssen, Hearing Officer.**

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 8:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

**HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.**

Matt Janssen, Hearing Officer: opens meeting.

**PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

Alfreda Joan Phillips, neighbor: states concern with Caltrans project.

Valinda Gallea, neighbor: discusses issues with Caltrans item.

Todd Plastino, neighbor: states support for the proposed project although would like the plans to be re-stripped with the availability to turn left into his business.

Ron Kramer, Design Manager-Caltrans: discusses the proposed project Caltrans.

Matt Janssen, Hearing Officer: requests clarification on the number of trees being removed and speaks to the access to a neighbor's property with Mr. Kramer responding. Also, questions the contribution of \$10,000.00 and what project is it specifically going towards with Paula Huddleston responding.

**CONSENT AGENDA**

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. October 16, 2015 PDH DRAFT Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of October 16, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. A request by **DAVID & RHONDA YSUSI** for a Minor Use Permit/Coastal Development Permit (DRC2015-00035) to allow for the construction of a 120 square-foot addition to a single-family residence, a 90 square-foot addition to an existing garage, and 328 square feet of new decks. The project will result in the permanent disturbance of approximately 538 square-feet of a 6,534 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 5691 Sunbury Avenue, approximately 730 feet northeast of the Highway 1 and Windsor Boulevard intersection, within the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA.

**County File Number: DRC2015-00035**  
**Supervisory District: 2**  
**Project Manager: Brandi Cummings**

**Assessor Parcel Number: 022-093-001**  
**Date Accepted: October 21, 2015**  
**Recommendation: Approve**

Thereafter, on motion of the hearing officer, the request by **DAVID & RHONDA YSUSI** for a Minor Use Permit/Coastal Development Permit (DRC2015-00035) is granted based on the Findings A. through N. in Exhibit A and subject to the Conditions 1 through 23 in Exhibit B. (Document Number: 2015-090\_PDH)

5. A request by **CINDY & BRUCE NEUSCHWANDER** for a Minor Use Permit (DRC2015-00032) to allow for the construction of a new 2,300 square-foot single-family dwelling with an attached 700 square-foot garage. The project will result in the permanent disturbance of approximately 3,000 square feet of a 1.07 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 1955 Diablo Dr., approximately 0.5 miles west of the Los Osos Valley Road and Prefumo Canyon Road intersection. The parcel is immediately adjacent the city of San Luis Obispo. The site is in the San Luis Obispo planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

**County File Number: DRC2015-00032**  
**Supervisory District: 2**  
**Project Manager: Brandi Cummings**

**Assessor Parcel Number: 067-220-014**  
**Date Accepted: October 15, 2015**  
**Recommendation: Approve**

Thereafter, on motion of the hearing officer, the request by **CINDY & BRUCE NEUSCHWANDER** for a Minor Use Permit (DRC2015-00032) is granted based on the Findings A. through J. in Exhibit A and subject to the Conditions 1 through 15 in Exhibit B. (Document Number: 2015-091\_PDH)

6. A request by **ANDY & OPHELIA CASTELLANOS & VERIZON WIRELESS** for a Minor Use Permit (DRC2014-00151) to allow the construction and operation of an unmanned wireless communications facility consisting of one (1) new panel antenna and associated equipment installed within a 4-foot tall extension of an existing parapet located on the roof of an existing commercial building. The proposed project is within the Commercial Retail land use category and is located at 535 Orchard Road, on the southeast corner of Orchard Road and Division Road, in the Community of Nipomo. The site is in the South County Inland sub area of the South County planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

**County File Number: DRC2014-00151**  
**Supervisory District: 4**  
**Project Manager: Cody Scheel**

**Assessor Parcel Number: 092-157-026**  
**Date Accepted: October 23, 2015**  
**Recommendation: Approve**

Thereafter, on motion of the hearing officer, the request by **ANDY & OPHELIA CASTELLANOS & VERIZON WIRELESS** for a Minor Use Permit (DRC2014-00151) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 29 in Exhibit B. (Document Number: 2015-092\_PDH)

7. A request by **CALTRANS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00095) to allow construction of left-turn channels from Highway 1 onto Sheridan Road. The road widening construction will occur on the north side of Highway 1 centerline and approximately 1,250 feet eastward and westward from Sheridan Road along Highway 1. No work is proposed on the south side of the centerline stripe. Road construction 1,250' eastward from Sheridan Road to Ralcoa Way will also bring the northbound roadway up to current standards by providing a 12' lane, 8' shoulder and improved turning radius at Sheridan and Ralcoa Way. The project includes extension of the two existing 12' cross culverts into 18' and removal of a number of eucalyptus trees (29% reduction of existing grove) and other fixed objects along the northern edge of Sheridan Road to create a 20' clear recovery zone on the northbound side. The proposed project is located within the Highway 1 right-of-way, in the village of Callendar-Garrett, in the South County Planning Area. A Class 1 categorical exemption was issued for this project by CALTRANS acting as the lead agency.

**County File Number: DRC2014-00095**

**APN(s): 091-174-060 & 091-401-082**  
(at Sheridan Road)

**Supervisory District: 4**

**Date Accepted: October 30, 2015**

**Project Manager: Schani Siong**

**Recommendation: Approve**

Thereafter, on motion of the hearing officer, the request by **CALTRANS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00095) is granted based on the Findings A. through H. in Exhibit A and subject to the Revised Conditions provided before the meeting, Conditions 1 through 4 in Exhibit B. (Document Number: 2015-093\_PDH)

#### **ADJOURNMENT**

**Next Scheduled Meeting: December 18, 2015**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

**Nicole Retana, Secretary**  
**Planning Department Hearings**

**Minutes will be approved at the January 15, 2016 Planning Department Hearings Meeting.**